

# St. Catharines Heritage Permit Advisory Committee

## Minutes

**Thursday, November 24, 2016**

**Burgoyne Woods Room at 4:30pm**

### **Members:**

Dr. John Bacher  
Dr. David Bergen  
Peter Connolly  
Robin McPherson  
Brian Narhi  
Edward Smith  
David Webb

### **Council:**

Councillor Carlos Garcia

### **Staff Liaison:**

Kevin Blozowski, Planning and Building Services  
Hailey McWilliam, Planning and Building Services  
Jim Riddell, Planning and Building Services

### **Public:**

Brooke and Lisa Teal, 29 Power Glen  
Taylor Howden, AVIVA, 29 Power Glen

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#### **1. Call meeting to order (Chair)**

David Webb called the meeting to order at 4:32 pm.

#### **2. Additions/Deletions to the Agenda**

There were no additions/deletions to the agenda.

3. **Motion to approve the agenda**

Moved by: Ed Smith

“That the agenda for the meeting of November 24, 2016, be approved”.

**CARRIED**

4. **Motion to adopt the minutes of the previous meeting**

Moved by: Peter Connolly

“That the Minutes from the SChPAC meeting of October 27, 2016, be approved”.

**CARRIED**

5. **Presentations (invited guests)**

There were no presentations.

6. **Business arising from the minutes**

There was no business arising from the minutes.

7. **Business**

**7.1** 29 Power Glen (Power Glen Heritage District)  
HERITAGE PERMIT  
Owners: Brook and Lisa Teal  
File No: 10.64.176D

Application is made to demolish the existing detached dwelling and detached garage.

At the October 27, 2016 SChPAC meeting, the Committee deferred the matter to allow the applicant an opportunity to attend a meeting to discuss his proposal. The SChPAC visited the site again on November 17, 2016.

Prior to the meeting, the owner provided additional information that supported a demolition from a structural and safety perspective. The information outlined that the recent fire has compromised the structural

integrity of the building and resulted in environmental concerns in the form of toxic chemicals permeating the building, which could affect human health.

At the meeting, the applicant presented a brief overview of his proposal and discussed the challenges he faces in regards to preserving the dwelling. He cited structural, environmental and safety concerns.

The SCHPAC acknowledged the age of the building (1850s) and considered the environmental and safety hazards in its deliberations. The Committee suggested that a new build respect the character of the heritage district in some manner.

Moved By: David Bergen

“That the heritage permit application to demolish the existing dwelling and accessory building (garage) at 29 Power Glen be considered, and that the owner give consideration to commemorating the spatial sense of the existing dwelling and district character”.

**CARRIED**

**7.2** 3 Johnston Street (Port Dalhousie Heritage District)

HERITAGE PERMIT

Owners: Annette and Frank West

File No: 10.64.144 X5

Application is made to construct a one storey addition to the rear of the one and a half storey dwelling at 3 Johnston Street. The proposed addition is lower in height and inset from the sides of the existing dwelling. The SCHPAC believed that the proposal meets the intent of the Port Dalhousie Heritage District Guidelines for Conservation and Change.

Moved By: Ed Smith

“That the heritage permit application to allow a rear yard addition to 3 Johnston Street, be approved”

**CARRIED**

### **7.3** Proposed Improvements to Lock One of the Second Welland Canal (Port Dalhousie Heritage District)

Ed Smith, representing the PDBWC, presented a proposal to refurbish the Lock One area of the Second Welland Canal. He presented preliminary schematic design plans prepared by Rankin Construction Inc. (dated November 30, 2016). The first phase is intended to clear the vegetation present in the area.

The second phase would involve constructing the tiers and the stage to create an amphitheater. The construction is considered to be reversible, as the Committee discussed anchoring the beams into the walls versus driving piles. The PDBWC will undertake public consultation prior to the start of the second phase of the proposal.

Moved By: John Bacher

“That the SChPAC supports the efforts of the PDBWC in refurbishing Lock One of the Second Welland Canal in principle, and supports the removal of vegetation as a first phase of the project. Moving forward, heritage stone masonry and archaeological expertise should be sought”.

**CARRIED**

### **8. Information/Correspondence**

- Documentation for 29 Power Glen Heritage Permit application previously distributed.
- Plans for 3 Johnston Street
- Plans for Lock One of the Second Welland Canal to be available at the meeting

### **9. Date of next meeting**

Thursday, December 15, 2016

### **10. Adjournment**

The meeting adjourned at 5:42 pm.

Committee Members should advise Kevin Blozowski (905-688-5601 ext. 1710) or [kblozowski@stcatharines.ca](mailto:kblozowski@stcatharines.ca) if they are unable to attend the meeting or did not receive the item(s) noted in the agenda.